

APPROVAL OF CONSENT AGENDA

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: Marcie Nolan, AICP, Acting Development Services
Director/(954)797-1101

PREPARED BY: David Abramson, Deputy Planning and Zoning Manager

SUBJECT: Delegation Application: DG 9-1-06/06-108/Doral Campus Office
Park/Generally located on the northeast corner of University Drive and Northwest 33rd
Street.

AFFECTED DISTRICT: District 2

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE,
FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE
RESTRICTIVE NOTE ON THE PLAT KNOWN AS THE "RIVIERA COMMERCIAL
PARK NORTH," AND PROVIDING AN EFFECTIVE DATE. (DG 9-1-06, Doral
Campus Office Park, generally located on the northeast corner of University Drive and
NW 33 Street) (tabled from January 16, 2008)

REPORT IN BRIEF:

The petitioner is requesting to amend the restrictive note on the "Riviera Commercial
Park North:"

Existing Note: This plat is restricted to 13,065 square feet of commercial on Parcel 1 and
24,800 square feet of commercial, 68,400 square feet office, 8,000 square feet of day care
and 2.53 acres commercial recreation on Parcels 2-5.

Proposed Note: This plat is restricted to 13,065 square feet of commercial on Parcel 1 and
12,896 square feet of existing commercial, 14,504 square feet of Day Care, 28,476 square
feet of existing multipurpose recreational use and 118,648 square feet of office (35,948
square feet of existing, 82,700 square feet proposed) and 2,500 square feet of commercial
proposed on Parcels 2-5. No commercial/retail uses permitted within the office uses and
no freestanding banks or banks with drive-thru facilities are permitted without the
approval of the Board of County Commissioners who shall review and address these uses
for increased impacts.

This restriction acknowledges the lease of a 10,000 square foot existing private school and Church within the multipurpose recreational use. However, for the purposes of impact fee assessment and concurrency review, the building is vested for multipurpose recreational use.

The petitioner's request is consistent with the "Doral Campus Office Park" development project. Additionally, office use is permitted in Commercial Land Use Plan Map designations and is in accordance with the adopted Town of Davie Comprehensive Plan. Staff finds that the proposed amendment is consistent with the existing and proposed use of the subject site.

PREVIOUS ACTIONS:

At the December 19, 2007 Town Council meeting, this item was tabled to the January 16, 2008 meeting.

At the January 16, 2008 Town Council meeting, this item was tabled to the February 6, 2008 meeting.

CONCURRENCES: n/a

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Staff finds the application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s):

Resolution, Justification letter, Plat, Future Land Use Map, Aerial, Zoning, & Subject Site Map

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA,
AUTHORIZING A REVISION TO THE RESTRICTIVE NOTE OF THE
" RIVIERA COMMERCIAL PARK NORTH," AND PROVIDING AN
EFFECTIVE DATE.

WHEREAS, the boundary plat known as "Riviera Commercial Park North" was
recorded in the public records of Broward County in Plat Book 127, Page 49; and,

WHEREAS, the owner desires to revise the restrictive note associated with said
plat; and,

WHEREAS, Broward County requires that the Town of Davie concur with this
revision prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN
OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve of
the proposed revision to the restrictive note shown on the "Riviera Commercial Park
North." The proposed revision being specifically described in the planning exhibits
attached hereto.

SECTION 2. Any improvements required to satisfy Transit Oriented
Concurrency should be located within the Town of Davie on the local road network.

SECTION 3. This resolution shall take effect immediately upon its passage and
adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2008.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2008.

Exhibit (*Justification Letter*)



LAND PLAN ENGINEERING GROUP

1475 NW 126th Drive
Coral Springs, FL 33071

January 7, 2008

Town of Davie
6591 Orange Drive
Davie, FL 33314

Attn: Mr. David Abramson
Planning & Zoning Department

**Re: Doral Campus Office Park
Delegation Request to Amend the Note
Riviera Commercial Park North Plat
LPEG Proj. No. 10050**

Dear Mr. Abramson,

On behalf of the applicant, Doral Campus, LLC please accept this letter as a request for the Town of Davie to support our petition to revise/modify the Plat requirements for the above referenced Plat.

Delegation Request to Amend the Note on the Riviera Commercial Park North Plat Plat

The applicant is requesting that the Plat Note be changed to allow for the construction of a proposed Office Use in accordance with the Town of Davie Business (B-2) Zoning Requirements.

The requested Note Amendments would be as follows:

FROM:

This plat is restricted to 13,065 square feet of commercial on Parcel 1 and 24,800 square feet of commercial, 68,400 square feet office, 8,000 square feet of day care and 2.53 acres commercial recreation on Parcels 2-5.

TO:

This plat is restricted to 13,065 square feet of commercial on Parcel 1 and 12,896 square feet of existing commercial, 14,504 square feet of Day Care, 28,476 square feet of existing multipurpose recreational use and 118,648 square feet of office (35,948 square feet of existing, 82,700 square feet proposed) and 2,500 square feet of commercial proposed on Parcels 2-5. No commercial/retail uses permitted within the office uses and no freestanding banks or banks with drive-thru facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.



LAND PLAN ENGINEERING GROUP

1475.NW.126th. Drive
Coral Springs, FL 33071

This restriction acknowledges the lease of a 10,000 square foot existing private school and Church within the multipurpose recreational use. However, for the purposes of impact fee assessment and concurrency review, the building is vested for multipurpose recreational use.

These modifications are being proposed as part of our Site Plan Application which has been approved by the Town Council and would request that this Plat Note Amendment be placed on the first available Town Council Agenda.

I trust the enclosed information is sufficient for your review, but should you require any additional information, please do not hesitate to call.

Very truly yours,

Peter R. Gallo PE, President
LAND PLAN ENGINEERING GROUP, INC.

cc. Lori English

A REPLAT OF A PORTION OF TRACTS 25, 26, 27 AND 28
A.J. BENDLE'S SUBDIVISION (P.B. 1, P.G. 27 DADE) OF
SECTION 3, TOWNSHIP 51 SOUTH, RANGE 41 EAST
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

[illegible]

STATE OF ALABAMA,) ss
COUNTY OF BARBours,)
I, DAVID BATES, DONALD LONG AND
J. L. CANNON AS TRUSTEES,
OF THE TRUST OF THE LAND RECEIVED BY DONALD
LONG AND J. L. CANNON, TRUSTEES, SAID LAND TO BE KNOWN AS
THE "CANNON COMMERCIAL PARK TRACT" (HEREINAFTER KNOWN HEREON AS BEING THE
"CANNON COMMERCIAL PARK TRACT") TO THE PUBLIC IN THE MANNER, A MEAN

[illegible][illegible][illegible]

STATES UP PARADISE \$5 BEFORE HE PERSONALLY APPEARED
COUNTY OF DANE TO ARREST HIM. HE WAS
GIVEN A \$500 BOND AND RELEASED TO THE
PRESIDENT OF INTERAMERICAN FERTILIZER AND CO. AS GUARANTEE FOR
CREDITED BACK INDEBTMENT OF ANOTHER OFFICER OF THE
UNITED STATES IN THE PAY AND CARE OF THIS CORPORATION.

WITNESS MY HAND AND SEAL THIS 5 DAY OF August 1900.

TOWN COUNCIL

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN APPROVED AND ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF GAVIE BY RESOLUTION THIS 14 DAY OF OCTOBER 1966.

THIS IS TO CERTIFY THAT THE EQUIPMENT SERVICES DEPARTMENT OF NEW YORK OF
HADIC HAS APPROVED AND ACCEPTED THIS PLAN THIS ONE OF *July*
1958.

THIS IS TO CERTIFY THAT THE PLANNING AND FORTIFICATION OF
DANIEL HAS APPROVED AND ACCEPTED THIS PLAN THIS DAY OF
1965.

THIS PLAY IS HEREBY APPROVED FOR SECOND PRIZE BY ALG MAY 1966 A.D.

THIS FLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: James L. Clark DATE: 2-18-66

HENRY F. CLARK
DIRECTOR
FLORIDA F.E. AFG. NO. 13164

Robert L. Williams
COUNTY CLERK
FLORIDA RECORDS & REVENUE AREA

THIS IS TO CERTIFY THAT THE BOARD OF COUNTY PLANNING COUNCIL APPROVED THIS PLAN WITH AWARD OF DIPLOMA ON AUGUST-29-DAY BY RESOLUTION ADOPTED THIS 14 DAY OF September, A.D., 1915.

THIS IS TO CERTIFY THAT THIS PLAN COMPLIES WITH THE PROVISIONS OF CHAPTER 117, FLORIDA STATUTES, AND WAS ADOPTED FOR RECORD BY THE BOARD OF COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 11TH DAY OF SEPTEMBER, A.D. 1988.

THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE DISTRICT COURT OF THE DISTRICT OF COLUMBIA, AND ACCOMPANIED IN PLAT BOOK 27, PAGE 22, RECORD OFFICE.

THIS IS TO CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE FIRST AND CORRECT REPRESENTATION OF THE LANDS AND INTERESTS OF THE UNITED STATES IN THE ABOVE DESCRIBED SECTION, THAT PERSONS HAVE BEEN SET AT LARGE, AND THAT THE SURVEY WAS MADE ACCORDING TO THE ACTS OF CONGRESS, AND THAT THE SURVEYED DATA COMPLY WITH THE REQUIREMENTS OF CHAPTER 137, ACTING SURVEYOR GENERAL OF THE UNITED STATES, AND REWARD COUNTY, AND THEREFORE THE DIVISIONS SHOWN HEREON ARE BASED ON P.S.O.D. OF 1979 AND ARE TO BE CONSIDERED AS ACCURATELY STATED.

BY WILLIAM V. REITH
PROFESSIONAL LAND SURVEYOR
CALIFORNIA REGISTRATION NO. 13334

~~VOID~~

~~VOID~~

RIVIERA COMMERCIAL PARK NORTH

SHEET 2 OF 2

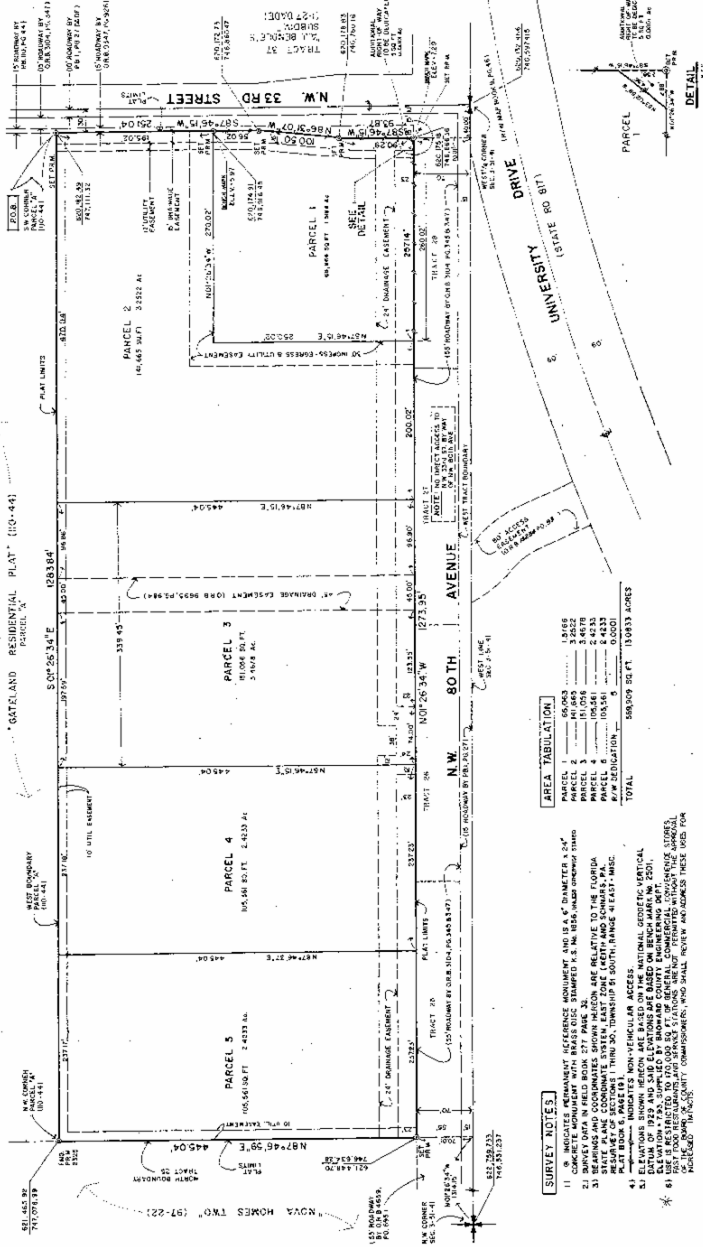
A REPLAT OF A PORTION OF TRACTS 25, 26, 27 AND 28
A.J. BENDLE'S SUBDIVISION (PB 1, PG. 27 DADE) OF
SECTION 3, TOWNSHIP 51 SOUTH, RANGE 41 EAST
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

ENGINEER
ALVIN AND SIMMONS, INC.
1000 N. W. 10th Ave.
Fort Lauderdale, FL 33304



GRAPHIC SCALE IN FEET
0 50 100 150 200

LOCATION SKETCH
N.E.S.



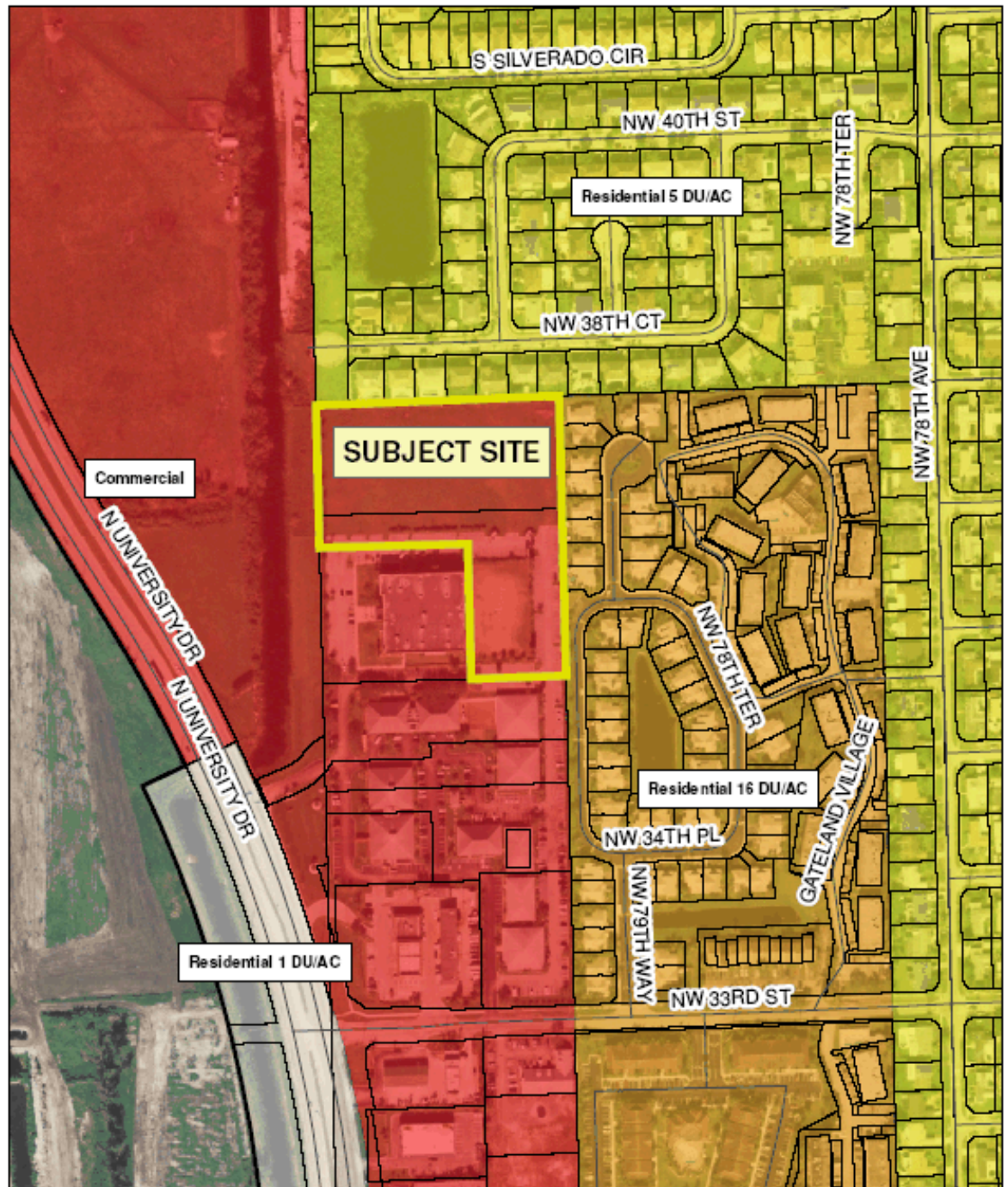
AREA TABULATION

PARCEL	AREA (SQ. FT.)	AREA (AC.)
PARCEL 1	100,540.00	2.3022
PARCEL 2	100,540.00	2.3022
PARCEL 3	100,540.00	2.3022
PARCEL 4	100,540.00	2.3022
PARCEL 5	100,540.00	2.3022
TOTAL	502,700.00	11.5110

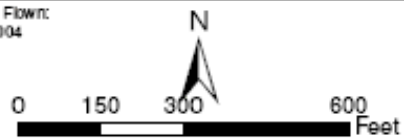
SURVEY NOTES

- 1) ALL DISTANCES MEASURED IN FEET AND DECIMALS THEREOF.
- 2) SURVEY DATA IN FIELD BOOK 277 PAGE 32.
- 3) ALL DISTANCES MEASURED IN FEET AND DECIMALS THEREOF.
- 4) ALL DISTANCES MEASURED IN FEET AND DECIMALS THEREOF.
- 5) ALL DISTANCES MEASURED IN FEET AND DECIMALS THEREOF.
- 6) ALL DISTANCES MEASURED IN FEET AND DECIMALS THEREOF.
- 7) ALL DISTANCES MEASURED IN FEET AND DECIMALS THEREOF.
- 8) ALL DISTANCES MEASURED IN FEET AND DECIMALS THEREOF.
- 9) ALL DISTANCES MEASURED IN FEET AND DECIMALS THEREOF.
- 10) ALL DISTANCES MEASURED IN FEET AND DECIMALS THEREOF.

Exhibit (*Future Land Use Map*)



Date Flown:
12/2/04

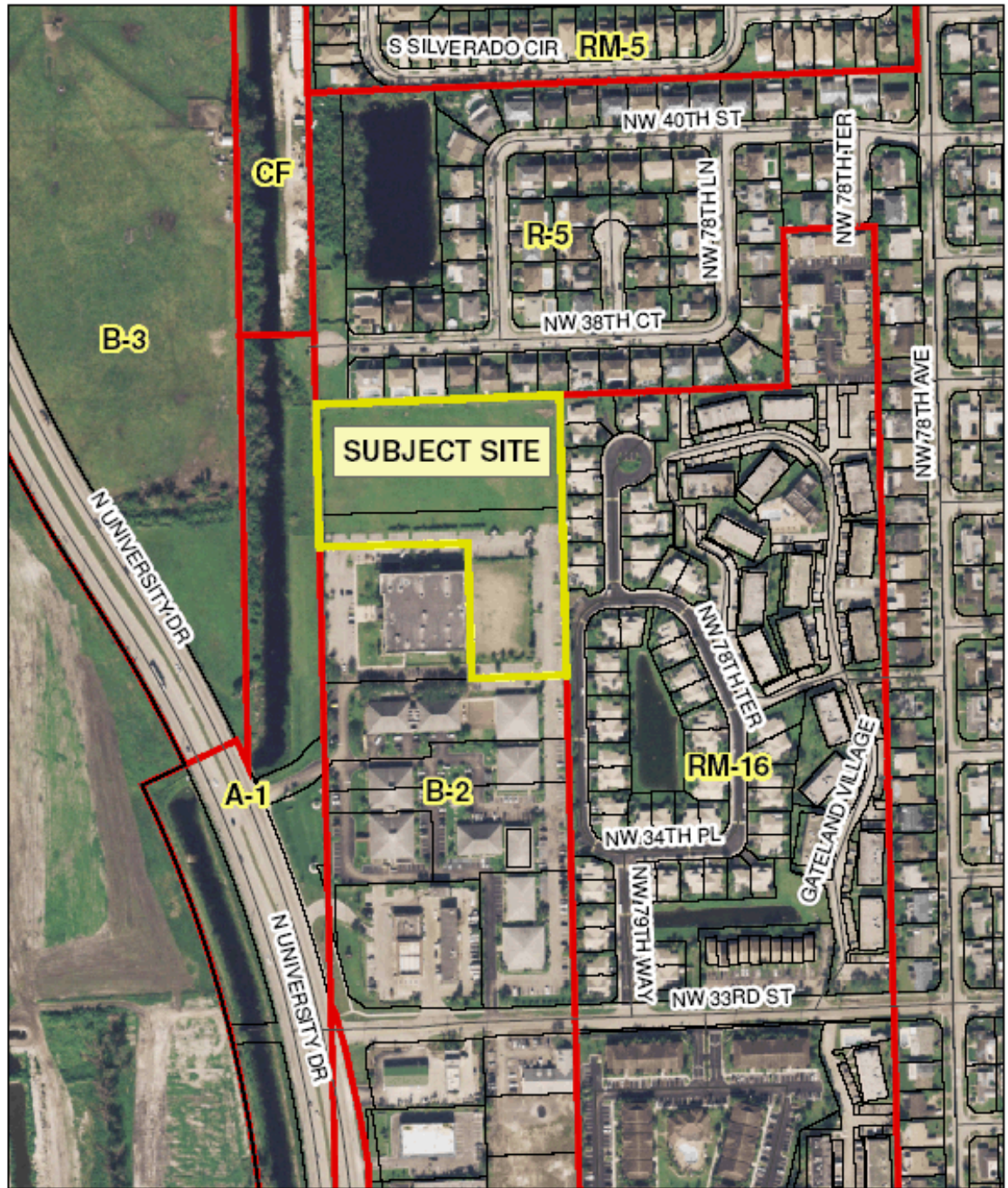



Prepared by the Town of Davie GIS Division

Site Plan
SP 9-3-06
Future Land Use Map

Prepared by: ID
Date Prepared: 5/16/07

Exhibit (*Aerial, Zoning, and Subject Site Map*)



	<p>Date Flown: 12/2004</p> <p style="text-align: center;">N</p> <p style="text-align: center;">0 150 300 600 Feet</p> <p>Prepared by the Town of Davie GIS Division</p>	<p style="text-align: center;">Site Plan SP 9-3-06 Zoning and Aerial Map</p> <p>Prepared by: ID Date Prepared: 5/16/07</p>
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